

RE

REGULATORY RECORD

RERA Document

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Layout Application - Final Approval Letter

Roc No: 02/2024-2025

Date: 7/13/24 11:40 AM

From:

Village Panchayat

Saruthupatti

To :

Thiru.K.Subburaj

Online Application Number:

3S6DV163

Sir/ Madam,

Sub :

Theni District, Periyakulam Taluk /
Panchayat Union, Saruthupatti Panchayat, Thamaraiikulam Bit-2 Village, Comprised in S.No- 2582/2A2C –
Site Extent of
1478.00 sqm

Ref :

NH183-SARUTHUPATTI

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential Sub Division-
Theni District,
Periyakulam Taluk / Panchayat Union,
Saruthupatti Panchayat, Thamaraiikulam Bit-2 Village, Comprised in S.No- 2582/2A2C – Site Extent of
1478.00 sqm - Technical
Clearance issued forwarded for further
action.
1.As per the condition, the Sub Division has been approved and approved number issued as LP/AD DTCP
(TD)NO;SWP/95/2024
and enclosed with 2 set of original

maps has been forwarded with it for further action

2.Further, when the final approval is given by the local body, it is informed to send a copy of the conditions to this office

immediately

3.After the approval of the local body. It is informed to send the approved residential Sub Division map to the concerned

registration department office and land

survey department for information and appropriate action

4.It is informed to send acknowledgment of receipt of receiving Maps and Proceeding orders

5.As per circular cited in 13th, it is informed to send the proceeding orders and maps to the concerned Thasildhar to update in

Tamilnilam website

Special Conditions

1.a) With reference to the 7th cited, 9th cited and 16th cited letter, if the located site lies in the Municipal/ Corporation areas: The

Owners/developers shall be allowed

either to carry out infrastructure development works as per the standards specified by the local body concerned or to pay the

estimate cost to the local body.

Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc,

for the layout as per existing rules.

Before taking over the infrastructure developed by the owners /developers, the local bodies shall ensure the quality of works

done by the owners / developers.

Reasonable period to be prescribed for upkeep/maintenance of the roads and drains by the owners/ developers. Wherever

layouts develop at a slow pace, the

maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later.

b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final Sub Division sketch, permit of

planning authority along with the permit

of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm

water drains, water supply facilities

by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body

2.The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have

approved the Tamil Nadu Real Estate

(Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to

purchase in any manner any plot,

apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project

with the Real Estate Authority. The

applicant has requested to follow the protocols as per instruction given by TNRERA

3.As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been

requested to collect Rs.1000 as

scrutiny fee for each plot. And under rule 9 concerned local body should collect the 3% Market Land Value as Land

conversation charges, before issuing the final approval

Head of Account:

0217 Urban Development - 60 other

Urban Development Schemes -800 other Receipts - AS Receipts under Land Use

Conversion Charges-27 Non

Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

4.According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning

Department has not legally certified the

title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development

is verified in the documents

submitted with the applicant's application (lease deed, sale deed, gift deed, etc) Any person wishing to purchase the property

must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

5.As per TNCDBR-2019 the following fee and charges are collected as

ALLOTMENT DETAILS OF APPROVED SUB DIVISION

Site Extent : 1478.00 sqm

No of Plots : 07

Village



Signature valid

Signed by: Village Panchayat President
Location:Theni
Date:2024.07.13 11:40:03



Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

